

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐  
no ☒

Property Name: Forest Park Subdivision Inventory Number: CH-1004  
Address: Forest Park Drive, Randolph Drive, Marion Lane, Leman Lane,  
Waldorf Forest Road, Forest Lane Historic district: X yes ☐ no  
City: Waldorf Zip Code: 20601 County: Charles  
USGS Quadrangle(s): Hughesville  
Property Owner: multiple owners Tax Account ID Number: multiple  
Tax Map Parcel Number(s): multiple Tax Map Number: 16  
Project: US 301 Waldorf Area Transportation Improvements Agency: Maryland State Highway Administration  
Agency Prepared By: Parsons Brinckerhoff  
Preparer's Name: Renee S. Novak Date Prepared: 4/7/2008  
Documentation is presented in: Charles County Circuit Court, Land Records Division; 2008 Maryland Inventory of Historic  
Properties (MIHP) form  
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
Name of the District/Property: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no  
Site visit by MHT Staff ☐ yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

**Description:**

Forest Park, a subdivision developed between the 1940s and 1960s, is located along MD 5 south of Poplar Hill Road and southeast of Waldorf in Charles County. Forest Park's boundaries encompass Forest Park and Randolph drives; Marion and Leman lanes; and Waldorf Forest Road, and portions of Meadowbrook and Forest lanes on the east side of MD 5. The boundary also extends westward across MD 5 to Renner Road and includes Forest Knolls Place and several homes on the west side of MD 5. The neighborhood consists of over 60 single-family homes located on parcels that are an average size of 0.80 acres.

Forest Park contains primarily three distinct architectural forms that are representative of post-World War II suburbanization. These forms include Cape Cods, Ranch-style houses, and split-level residences. Variations of each type are found throughout the district and all are very modest executions of these forms. Most of these building types display minor elements of the Colonial Revival style. The majority of homes within Forest Park are modest interpretations of Ranch-styles and have either rectangular or L-shaped footprints. All homes contain driveways and comparatively large yard spaces.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☐ Eligibility not recommended ☒  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

**MHT Comments:**

Chris VanCuren  
Reviewer, Office of Preservation Services

Rebecca  
Reviewer, National Register Program

11/12/08  
Date

11/14/08  
Date

Modest interpretations of the Ranch house form are the most common residential form of housing in Forest Park. Ranches in Forest Park generally feature one-story, masonry construction that includes concrete foundations, brick veneer, Formstone, and vinyl siding; low-pitched gable roofs covered with asphalt shingles; occasionally roof eaves extending out over the front entryway usually covering a concrete patio below; an absence of chimneys with the earlier Ranch houses and usually brick exterior-end chimneys with the later construction; large picture windows in the front and back elevations with smaller double-hung sash and sliding sash windows throughout the house; front gable roofs; and the additional side-room or sun room on one side of the house.

Please see the 2008 MIHP form for Forest Park for a complete description of the subdivision.

#### History:

The original subdivision plat for Forest Park was surveyed on September 14, 1944 and called for 65 lots to be oriented on an east-west axis along MD 5. The original eastern borders of the subdivision were Waldorf Forest Road, Marion Lane, and Forest Park Drive. Renner Road bordered the lots to the west. The first houses were constructed on both sides of MD 5 between the late 1940s and the early 1950s. This was the core of present-day Forest Park. Houses built on side streets outside of this core area such as on Randolph Lane, Leman Lane, and the eastern extension of Waldorf Forest Road past Marion Lane date to the early 1960s. Houses located on lots along the north side of Renner Road in the western portion of the original 1944 subdivision are contemporary in appearance and possibly date to the late twentieth century. For the purposes of this assessment, the historic district boundaries include these parcels; however, they are considered non-contributing resources to the overall historic district. The district also excludes contemporary houses located on the middle and eastern portions of Meadowbrook Lane and Waldorf Forest Road (outside of subdivision boundaries).

Please see the Maryland Inventory of Historic Properties form for Forest Park for a complete description of the chain-of-title and history of the subdivision.

From the 1930s to the present day, Robert Crain Highway and U.S. 301 have brought increased traffic through Prince George's and Charles Counties, which in turn encouraged a second major phase of development in this area during the mid-twentieth century. Commercial development along these routes often took the form of entertainment establishments and travel-related services such as motels, diners, and gasoline service stations. With the impetus of new government programs, conventional site-built home construction proliferated by the early 1950s and record numbers of single-family houses were added to the area. Developments expanded outward from the city, and traffic into the urban centers became heavier as more people commuted to jobs in the city. This was evident throughout several areas of Prince George's County. Inter-urban road construction accelerated in the 1940s as a result of the perceived need for quick access in and out of cities for defense purposes and to increase accessibility to shifting industrial areas. This road construction continued into the 1950s and 1960s.

By the mid-1950s, many people were ready to move out of their "starter-homes" and into larger, more expensive homes. By the mid-1960s, the average house had increased from less than 1,000 square feet in the 1940s to about 1,500 square feet, and some additional, non-essential rooms had been added. Many of the smaller houses of the 1950s had either no garage or just a carport. Garages became the norm in the late 1950s and were integrated within the overall design of the house. Often, the house facade receded in importance to the front-facing garage. Characterized by dominant garages, the houses were just one indication of the prominence of cars in everyday suburban life. Developments incorporated curvilinear roads, cul-de-sacs, and parking, emphasizing the space requirements associated with having a car. The new middle-class family was primarily defined by its income and style of living, rather than by its occupation and economic status, and had its foundation in home, residential community, and the material possessions associated with suburban life.

#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria:    A    B    C    D Considerations:    A    B    C    D    E    F    G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

Homes constructed during the mid-twentieth century began reflecting the change in social function within a home to suggest the population's growing reliance on automobiles. One major characteristic of the postwar suburbs was their architectural uniformity. After 1945, developers of subdivisions usually offered no more than six basic house floorplans. Regional differences in both housing style and development plan were soon lost to more standardized versions of Cape Cod, Ranch, and split-level houses. American culture of the 1940s and 1950s focused inward on housing design and layout to serve the needs of working families during that time. Rising building costs, higher technological expectations, newer and more stringent building laws, and changing social conditions required freestanding homes to become more compact and spaces to become more compartmentalized.

#### Significance Evaluation:

Forest Park is not eligible for listing in the National Register of Historic Places. Forest Park is a typical, modest suburb with nondescript houses. It is not associated with any historic events in Charles County or linked to any historic trends in the area. Forest Park has no association with events that have contributed to the broad patterns of our history; therefore, it does not meet Criterion A. Historic research indicates that the subdivision has no known association with persons who have made specific contributions to history; therefore, it does not qualify under Criterion B. The subdivision does not embody distinctive characteristics or possess high architectural value; therefore, it does not meet Criterion C for architectural significance. The housing stock is considered typical and ubiquitous and is found post-war subdivisions that were prevalent in Charles County and throughout Maryland and the United States during the mid-twentieth century. The neighborhood contains primarily three distinct architectural forms that are standard for post-World War II housing developments: Colonial Revival Cape Cods, single-story Ranch-style houses, and split-level residences. Many have been altered, although the overall layout of the neighborhood remains intact. The major architectural style throughout Forest Park is modest interpretation of the Ranch house, which is not considered to have high artistic value. Forest Park was not evaluated for eligibility under Criterion D as part of this assessment.

#### Works Consulted:

Ames, David and Linda Flint McClelland. National Register Bulletin: Historic Residential Suburbs. Washington, D.C.: U.S. Department of the Interior, 2002.

Brown, Jack D., et al. Charles County, Maryland: A History. La Plata, MD: Charles County Bicentennial Committee, 1976.

Gowans, Alan. Styles and Types of North American Architecture, Social Function and Cultural Expression. New York, NY: Harper Collins Publishers, 1992.

Hunter, Christine. Ranches, Rowhouses & Railroad Flats American Homes: How They Shape Our Landscapes and Neighborhoods. New York and London: W.W. Norton & Company, 1999.

Maryland Historical Trust. Vertical Files. Crownsville, MD 2008.

Maryland State Highway Administration. 1999. Identification and Eligibility Report: MD 301 Transportation Study in Charles and Prince George's Counties, Maryland. (Prepared by EHT Tracerics, Inc.).

Maryland State Highway Administration. 2002. Suburbanization Historic Context and Survey Methodology: I-495 /

#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

I-95 Capital Beltway Corridor Transportation Study. (Prepared by KCI Technologies).

Maryland State Highway Administration (SHA). U.S. 301 Southern Corridor Waldorf Bypass Cultural Resources Assessment and Cultural Resources Sensitivity Model for Charles and Prince George's Counties, Maryland. 2007 (Prepared by Parsons Brinckerhoff, Inc.).

McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

National Park Service. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington, D.C.: United States Department of the Interior, 1990.

Southern Maryland Studies Center. Charles County Community College, Southern Maryland Studies Room. Vertical Files and Library. 2008.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services\_\_\_\_\_  
Date\_\_\_\_\_  
Reviewer, National Register Program\_\_\_\_\_  
Date

**Forest Park Subdivision (CH: 1004)**  
**Waldorf, Charles County**  
**Late-1940s to mid-1960s**  
**Private**

Forest Park Subdivision is a residential planned neighborhood located east of Waldorf in Charles County. The neighborhood occupies parcels along MD 5 (Leonardtown Road) and consists of single-family houses that were constructed between the late 1940s and mid 1960s. It is bounded by Forest Park Drive to the north, Waldorf Forest Road to the south, Renner Road to the southwest, and Marion Lane to the east and includes Randolph Drive, Forest Lane, and Leman Lane within the subdivision boundaries. The original subdivision plat for Forest Park was surveyed in 1944 by Louis Steffens, County Surveyor for Charles County, and called for 65 lots. Architectural styles in the neighborhood consist of primarily three distinct building forms that are characteristic of post-World War II suburbanization: Cape Cod houses, modest interpretations of Ranch-style houses, and split-level residences. The Forest Park Subdivision was constructed at a time when the expanding U.S. 301 corridor had brought increased amounts of traffic to the Waldorf area, thus opening up previously rural sections of Prince George's and Charles counties. Commercial and entertainment establishments on U.S. 301, along with the construction of several government facilities in the vicinity, flourished and provided an impetus for new residential subdivisions and developments along major roadways during the mid-twentieth century. Forest Park Subdivision is not eligible for the National Register of Historic Places because it is a modest suburb with nondescript and ubiquitous homes that is typical of mid-twentieth century residential development.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-1004

### 1. Name of Property (indicate preferred name)

historic Forest Park Subdivision

other Forest Park (preferred)

### 2. Location

street and number Forest Park Drive, Randolph Drive, Marion Lane, Leman Lane, Waldorf Forest Road, Forest Lane

city, town Waldorf X vicinity

county Charles

### 3. Owner of Property (give names and mailing addresses of all owners)

Name multiple

street and number multiple telephone

city, town Waldorf state Maryland zip code 20601

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse Land Records liber multiple folio multiple

city, town La Plata tax map 16 tax parcel multiple tax ID number multiple

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

## 7. Description

Inventory No. CH-1004

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Description:

Forest Park, a subdivision developed between the 1940s and 1960s, is located along MD Route 5 (MD 5) (Leonardtown Road) south of Poplar Hill Road and southeast of Waldorf in Charles County, Maryland. Forest Park's boundaries encompass Forest Park and Randolph drives, Marion and Leman lanes, Waldorf Forest Road, and portions of Meadowbrook and Forest lanes on the east side of MD 5. The boundary also extends westward across MD 5 to Renner Road and includes Forest Knolls Place and several homes on the west side of MD 5. The neighborhood consists of more than 60 single-family homes located on parcels that are an average size of 0.80 acres.

Forest Park occupies an area along MD 5 where the road converges with Renner Road in the west to form a V-shaped configuration. The original subdivision plat for Forest Park was surveyed on September 14, 1944 by Louis H. Steffens, County Surveyor for Charles County. The plat called for 65 lots, each approximately 100 feet in width and 700 feet in length. Lots were oriented on east-west axes, with properties along Renner Road oriented at a slight diagonal and facing southwest. Lots were evenly divided on both sides of MD 5, with an additional 13 lots carved out between the west side of MD 5 near Renner Road.

Forest Park contains primarily three distinct architectural forms that are representative of post-World War II suburbanization. These forms include Cape Cod dwellings, Ranch-style houses, and split-level residences. Variations of each type are found throughout the district and all are very modest executions of these forms. Select building types display minor elements of the Colonial Revival style.

Modest interpretations of the Ranch house form are the most common residential form of housing in Forest Park. Most have either rectangular or L-shaped footprints and display few architectural details. All homes contain driveways and comparatively large yard spaces. Earlier versions of Ranch-style houses in the neighborhood do not have garages incorporated into their original design. These are located on Waldorf Forest Road, Marion Lane, and on either side of MD 5 and were constructed starting in the early 1950s. The Ranch houses located further east of Marion Lane, which was the eastern subdivision border in 1944, date from the early-1960s to mid-1960s. A few later Ranch-style houses in Forest Park have a built-in garage. Ranch houses in Forest Park generally feature one-story; masonry construction that includes concrete foundations, brick veneer, Formstone, and vinyl siding; low-pitched gable roofs covered with asphalt shingles; occasionally roof eaves extending out over the front entryway usually covering a concrete patio below; an absence of chimneys with the earlier Ranch houses and usually brick exterior-end chimneys with the later construction; large picture windows in the front and back elevations with smaller double-hung sash and sliding sash windows throughout the house; front gable roofs; and the additional side-room or sun room on one side of the house. Houses are set back from the roadway and have front lawn panels. Forest Park is moderately forested with adequate evergreen and deciduous tree coverage between streets; however, there is more tree coverage along Forest Park Drive and on the west side of Marion Lane.

Today, Forest Park's plan resembles its original appearance from the early days of the subdivision's creation; however, many houses have been altered individually with window replacement, new doors, and the application of new cladding materials.

## 8. Significance

Inventory No. CH-1004

Period	Areas of Significance	Check and justify below
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement
		<input type="checkbox"/> health/medicine
		<input type="checkbox"/> industry
		<input type="checkbox"/> invention
		<input type="checkbox"/> landscape architecture
		<input type="checkbox"/> law
		<input type="checkbox"/> literature
		<input type="checkbox"/> maritime history
		<input type="checkbox"/> military
		<input type="checkbox"/> performing arts
		<input type="checkbox"/> philosophy
		<input type="checkbox"/> politics/government
		<input type="checkbox"/> religion
		<input type="checkbox"/> science
		<input checked="" type="checkbox"/> social history
		<input type="checkbox"/> transportation
		<input type="checkbox"/> other: _____

**Specific dates** 1940 to 1960

**Architect/Builder** unknown

**Construction dates** 1940 to early 1960s

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### History:

#### The Development of Forest Park

The original subdivision plat for Forest Park was surveyed on September 14, 1944 and called for 65 lots to be oriented on an east-west axis along MD 5. Historic mapping indicates that the original eastern borders of the subdivision were Waldorf Forest Road, Marion Lane, and Forest Park Drive. Renner Road bordered the lots to the west. State tax data indicates that the first houses constructed were those built along either side of MD 5 between the late 1940s and the early 1950s. This was the core of present-day Forest Park. Houses built on side streets outside of this core area such as on Randolph Lane, Leman Lane, and the eastern extension of Waldorf Forest Road past Marion Lane date to the early 1960s. Houses located on lots along the north side of Renner Road in the western portion of the original 1944 subdivision are contemporary in appearance and possibly date to the late twentieth century. For the purposes of this assessment, the historic district boundaries include these parcels; however, they are considered non-contributing resources to the overall historic district. The district also excludes contemporary houses located on the middle and eastern portions of Meadowbrook Lane and Waldorf Forest Road (outside of subdivision boundaries).

Homes constructed during the mid-twentieth century began reflecting the change in social function within a home and suggest the population's growing reliance on automobiles. American popular culture of the 1940s and 1950s focused inward on housing design and layout to serve the needs of working families during that time. Rising building costs, higher technological expectations, newer and more stringent building laws, and changing social conditions required freestanding homes to become more compact and spaces to become more compartmentalized.

According to the Maryland Department of Assessments and Taxation, the first houses in Forest Park were constructed between the late 1940s and the early 1950s. These houses form the central area of present-day Forest Park. Names of original neighborhood streets in the subdivision contain the word "Forest," which likely created an appealing impression of Forest Park for prospective buyers to the area. State tax information also indicates that houses built on side streets outside of this core area such as Randolph Lane, Leman Lane, and the eastern extension of Waldorf Forest Road past Marion Lane date to the early 1960s. Houses located on lots along the north side of Renner Road in the western portion of the original subdivision are contemporary in appearance and possibly date to the late twentieth century. Historic mapping indicates that the original eastern borders of the subdivision were Waldorf Forest Road, Marion Lane, and Forest Park Drive. Renner Road bordered the lots to the west.

#### Mid-Twentieth-Century Suburbanization in Prince George's and Charles Counties

By the first decade of the twentieth century, the automobile emerged as the preferred transportation method. It provided individuals with the opportunity to enjoy personalized travel, and for some, the automobile was a rejection of the nineteenth century use of public



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-1004

Name: Forest Park Subdivision  
**Continuation Sheet**

Number 8 Page 1

---

transportation.<sup>1</sup> The automobile soon took precedence throughout the country as highways were favored over small roads. As more people began traveling by car, automobile related services and facilities greatly increased.<sup>2</sup>

The increase in population and development in southern Maryland after the first quarter of the twentieth century required the improvement of existing roadways and the introduction of new routes to serve the growing public. In particular, Robert Crain Highway, constructed in 1922 and later expanded as part of U.S. Route 301, attracted new development to older communities along its corridor. Robert Crain Highway contributed to the growth and evolution of Prince George's and Charles Counties in the 1920s and 1930s. MD 5 was constructed in the 1950s and is a major link between Washington D.C., and southern Maryland. The highway is an extension of Branch Avenue in Washington D.C. and originates in Suitland inside the southeast portion of the Capital Beltway (I-495). MD 5 runs north-south and passes by Andrews Air Force Base, Patuxent River Naval Air Station, and terminates at Leonardtown and Point Lookout in St. Mary's County.

Since the 1930s, Robert Crain Highway and U.S. 301 have brought increased traffic through Prince George's and Charles Counties. This increase contributed to a second major phase of development in this area during the mid-twentieth century. Commercial development along these routes often took the form of entertainment establishments and travel-related services such as motels, diners, and gasoline service stations.<sup>3</sup> With the impetus of new government programs, conventional site-built home construction proliferated by the early 1950s and record numbers of single-family houses were added to the area. Developments expanded outward from the city, and traffic into the urban centers became heavier as more people commuted to jobs in the city.<sup>4</sup> This was evident throughout several areas of Prince George's County. Inter-urban road construction accelerated in the 1940s as a result of the perceived need for quick access in and out of cities for defense purposes and to increase accessibility to shifting industrial areas.<sup>5</sup> This road construction continued into the 1950s and 1960s.

Several counties in Maryland grew with the burgeoning military establishments. When the Patuxent Naval Air Station was built in St. Mary's County, its population of 24,620 was swelled with 7,000 construction workers in 1942 and 14,000 civilian and military workers and their families in 1944.<sup>6</sup> The creation of this installation in 1943 required new transportation routes to be constructed in order to access the remote military base. Andrews Air Force Base in Prince George's County also brought additional growth to those areas during the war.

The combination of new jobs with more income, a need to build many homes very quickly, and government-sponsored mortgage insurance created a suburban boom unequalled in American history. The suburban developments of the early-to-mid-twentieth century were aimed at meeting the needs and desires of the middle and working classes, which included low-cost, affordable housing, quick and easy access to the areas where suburbanites worked, and a pleasant environment in which to raise their families.<sup>7</sup> The post-1945 suburbs changed forever the type of community where millions of Americans lived and transformed the national social class structure to one in which people were categorized by their material possessions and neighbors, rather than by their inherited social status as in previous decades.

---

<sup>1</sup> Maryland State Highway Administration, 1999, *Identification and Eligibility Report: MD 301 Transportation Study in Charles and Prince George's Counties, Maryland*, (Prepared by EHT Tracerics, Inc.), 20.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Maryland State Highway Administration, 2002, *Suburbanization Historic Context and Survey Methodology: I-495 / I-95 Capital Beltway Corridor Transportation Study*, (Prepared by KCI Technologies), B-11.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid, B-17.

<sup>7</sup> Ibid, B-7.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-1004

Name: Forest Park Subdivision  
**Continuation Sheet**

Number 8 Page 2

---

After World War II and on into the early 1970s, new subdivisions shared five characteristics. Most of the newer suburbs were more removed from the central city and less dependent on the city for their needs than in previous decades. Secondly, new suburbs were built with fewer houses per acre than in pre-war suburbs.<sup>8</sup> The third major characteristic of the postwar suburbs was their architectural uniformity. After 1945, developers of subdivisions usually offered no more than six basic house floorplans. Regional differences in both housing style and development plan were soon lost to more standardized versions of Cape Cod, Ranch, and split-level houses. The fourth characteristic of post-war suburbanization was affordability for a greater number of people.<sup>9</sup> Home-ownership soon became a desired norm and was not just a status symbol for the wealthier classes. Lastly, post-war suburbs were characterized by their economic, racial, and age homogeneity.<sup>10</sup> Encouraged by zoning laws, the Federal Housing Administration and the Veterans Administration mortgage insurers required that participating houses and neighborhoods be good investments.<sup>11</sup> Many subdivisions did not allow for minorities to purchase homes. Racially integrated and older neighborhoods were not thought of as good investments, and minorities were largely excluded from participating in the suburban housing boom.

During the 1950s, the character of the suburbs began to change throughout Maryland. The 1940s suburban development was characterized by temporary housing, apartment housing, and inexpensive homes and was an immediate response to a desperate need for housing. Between the late 1950s and early 1960s, a second post-war housing boom occurred. It differed from the first boom in the size and expense of the homes and increased construction costs. While the average house cost \$10,000 during the first boom, the average house cost had risen to \$18,000 by 1959.<sup>12</sup> This rise in housing expenditures resulted from a combination of higher incomes, maturing suburban communities, inflation, and changing practices in the mortgage industry.

By the mid-1950s, many families had outgrown their first homes and were ready to move into larger and more expensive homes. By the mid-1960s, the average house had increased from less than 1,000 square feet in the 1940s to about 1,500 square feet, and some additional, non-essential rooms had been added.<sup>13</sup> Many smaller houses that were characteristic of the 1950s had no designated garage space and only a single carport area. Garages became standard in residential design in the late 1950s and were soon integrated into the layout of the house. Oftentimes, the garage dominated the front façade of the house. This suburban housing form was an indication of the prominence of cars and of people's increasing reliance on them for their everyday use. As a result, housing developments incorporated curvilinear roads, cul-de-sacs, and parking, emphasizing the space requirements associated with having a car.<sup>14</sup> The new middle-class family was now defined by its income and style of living, rather than by its occupation and social status. The middle-class family was a single unit that had strong residential connections within the community and a solid foundation at home.

By the late 1960s, the suburbs continued to expand into neighboring counties that bordered Baltimore and Washington, D.C., and by 1980, although still extensively rural in many sections, Charles County was also considered suburban.<sup>15</sup> Part of the reason for these expanding suburban boundaries was the construction of 15 major highways throughout Maryland between the late 1950s and early 1970s.

### Cape Cod Houses

---

<sup>8</sup> Ibid, B-11.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> Ibid, B-19 & B-20.

<sup>13</sup> Ibid, B-12.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid, B-20.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-1004

Name: Forest Park Subdivision  
**Continuation Sheet**

Number 8 Page 3

---

During the mid-twentieth century, Cape Cod houses were a popular building type in newly formed suburbs. Cape Cod variations are rooted in the Classical and Colonial Revival styles that were derivative of eighteenth-century vernacular housing. Original Colonial Revival versions first appeared in America with the Colonists in the New England region. Eighteenth-century Cape Cods were square-shaped units (one room deep) that could be modified through building additions into larger, multiple-room homesteads as space was needed.<sup>16</sup> Interior-end chimneys were common in New England homes. The gable roof sloped towards the front façade and the exterior materials usually consisted of wooden clapboard siding. Southern counterparts to the New England Cape Cod included hall-and-parlor plans and southern cabin stylistic forms.<sup>17</sup>

During the second quarter of the twentieth century, this eighteenth-century form was popularized as a result of the need for mass-produced, low-cost housing. Unlike the earlier versions, the twentieth century Cape Cod house is pierced with dormers that allow the upper story to be more fully utilized.<sup>18</sup>

There are five Cape Cods located on the far eastern side of Forest Park Drive, outside of the original 1944 subdivision plat for the neighborhood, and these were constructed as early as 1951. Several older Cape Cod structures are also located within the original lots that are facing MD 5 and were constructed as early as 1940. Cape Cods in Forest Park embody the following stylistic features: concrete foundations and concrete block construction; three-bays, two-and-a-half story construction with two separate dormer windows on the front façade; a larger single dormer on the rear of the house; asphalt shingle roofs; exterior brick veneer with stretcher-bond pattern on the first level; vinyl siding in the gable ends of the roof and on the dormer windows; an exterior or interior brick chimney; an additional room or sun porch located off one side of the house; and a front entryway enhanced with either a gable-fronted vestibule or Colonial Revival entablature.

### Ranch-Style Housing

The Ranch-style housing form originated in the 1950s and is often associated with post-war suburbanization that swept the country during that time. The origins of Ranch houses in America can be traced to California, where they were initially promoted as having a strong emphasis on nurturing a family life that was both healthy and outdoor-oriented.<sup>19</sup> As such, the footprint of Ranch houses began to take shape and respond to changing social function and needs, with the main orientation redirected towards the back of the house and the backyard instead of the front façade. Ranch homes often featured larger picture windows or sliding glass doors between family living spaces and a rear patio. Daily life for the family could be conducted on one level of the home, and staircases were viewed as unnecessary and outdated.<sup>20</sup>

Modest interpretations of Ranch houses from the 1960s are the most common residential form of housing in Forest Park. Earlier versions of Ranch-style houses in the neighborhood, which date from the 1950s, do not have garages incorporated into their original design. Ranch houses in Forest Park generally feature one-story, masonry construction that includes a concrete foundation, brick veneer, Formstone, and vinyl siding; low-pitched gable roofs covered with asphalt shingles; occasionally roof eaves extending out over the front entryway usually covering a concrete patio below; an absence of chimneys with the earlier Ranches and usually brick

---

<sup>16</sup> Alan Gowans, *Styles and Types of North American Architecture, Social Function and Cultural Expression*, New York, NY: Harper Collins Publishers, 1992, 52.

<sup>17</sup> Ibid, 53.

<sup>18</sup> Maryland State Highway Administration, 1999, *Identification and Eligibility Report*, 36.

<sup>19</sup> Christine Hunter, *Ranches, Rowhouses & Railroad Flats – American Homes: How They Shape Our Landscapes and Neighborhoods*, New York and London: W.W. Norton & Company, 1999, 166.

<sup>20</sup> Ibid.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-1004

Name: Forest Park Subdivision  
**Continuation Sheet**

Number 8 Page 4

---

exterior-end chimneys with the later construction; large picture windows in the front and back elevations with smaller double-hung sash and sliding sash windows throughout the house; front gable roofs and the additional side-room or sun room on one side of the house.

### Split-Level Housing

Split-level houses are a product of the mid-twentieth century, post-war housing boom. Like their Cape Cod and Ranch-style counterparts, split-level construction in neighborhoods contributed to the uniformity in subdivision design that developed after 1945. Split-levels often contained smaller footprints than Ranch houses, which tended to be lower in height and more spread out. Therefore, they fit onto smaller-sized lots. Split-levels were most popular in the East and Midwest and exhibited characteristics such as an asymmetrical floorplan with staggering two-story and one-story sections, making them well-suited to sloping sites.<sup>21</sup> The large two-story section faced the street and contained the garage on the lower level of the facade along with a recreational room, or family room, in the rear of the lower level. The recreation room was generally the informal common area and opened up onto the backyard space or back patio. The half-level of the house generally retained the traditional living spaces such as the formal living room, dining room, and kitchen areas. Bedrooms were situated directly over the garage space and recreational room. The number of bathrooms increases in the split-level, with usually the larger master bedroom containing a master bathroom suite over the garage.<sup>22</sup>

According to state tax data, split-level houses appeared in the Forest Park subdivision by about 1960 along Marion Lane. There are very few split-levels in the neighborhood. Stylistic features of this housing type include multi-level stories; concrete foundations with masonry and frame construction; brick veneer and vinyl siding; low-pitched gable roofs covered with asphalt shingles; pedimented front-gable entrance porches and front patio area stoops; and brick exterior chimneys.

---

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

## 9. Major Bibliographical References

Inventory No. CH-1004

See continuation sheet

## 10. Geographical Data

Acreage of surveyed property 108 acres  
Acreage of historical setting 108 acres  
Quadrangle name Hughesville

Quadrangle scale: 1: 24,000

### Verbal boundary description and justification

The historical boundaries of the Forest Park Subdivision include the current legal parcel boundaries for properties located on Renner Road to the southwest, Waldorf Forest Road to the south, Marion Lane to the east, and Forest Park Drive to the north. MD Route 5 bisects the subdivision from north to south.

## 11. Form Prepared by

name/title	Renee S. Novak		
organization	Parsons Brinckerhoff	date	April 7, 2008
street & number	100 South Charles St., Tower One, 10 <sup>th</sup> floor	telephone	410-727-5050
city or town	Baltimore	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-1004

Name Forest Park Subdivision  
**Continuation Sheet**

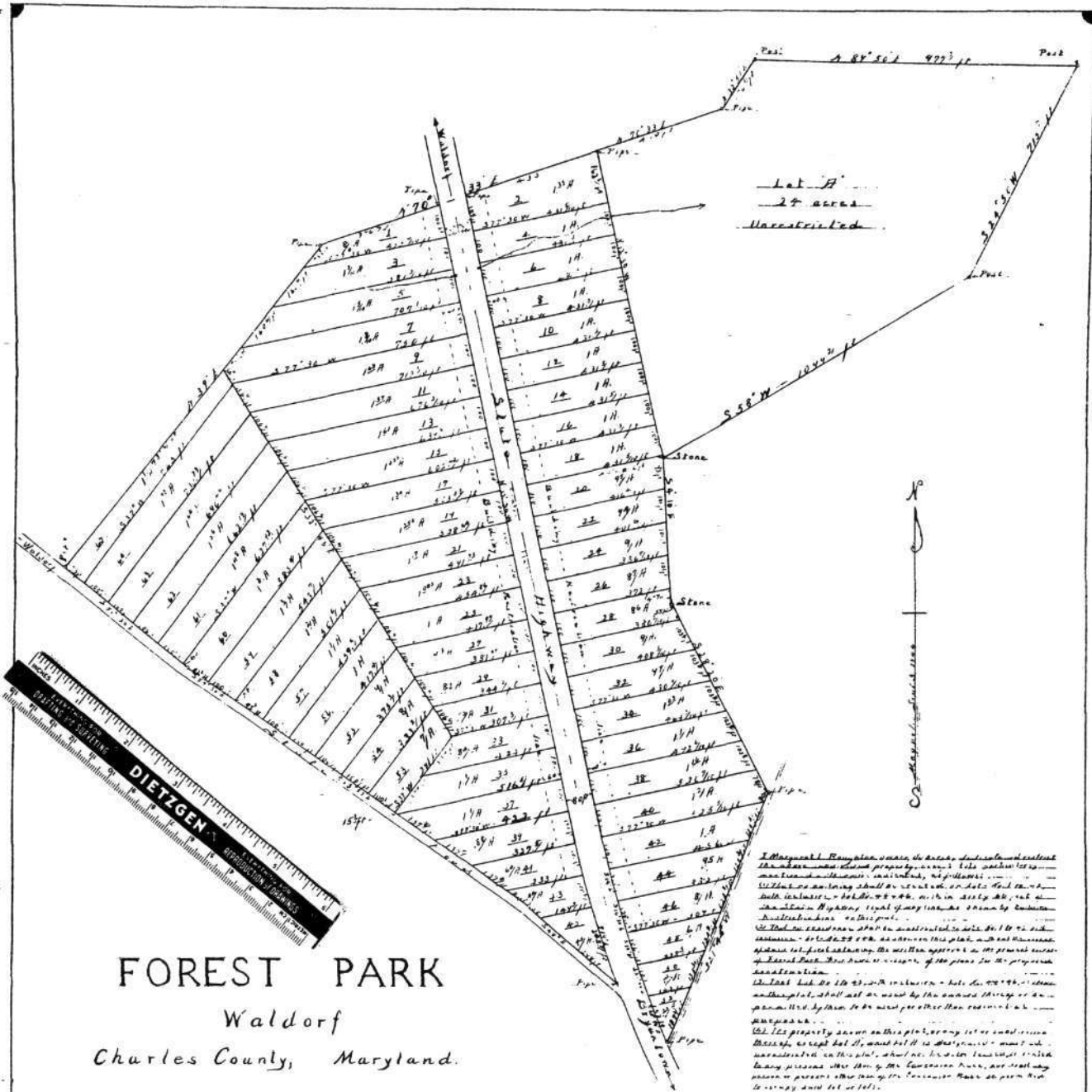
Number 9 Page 1

---

### WORKS CONSULTED

- Ames, David and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs*. Washington, D.C.: U.S. Department of the Interior, 2002.
- Brown, Jack D., et al. *Charles County, Maryland: A History*. La Plata, MD: Charles County Bicentennial Committee, 1976.
- Gowans, Alan. *Styles and Types of North American Architecture, Social Function and Cultural Expression*. New York, NY: Harper Collins Publishers, 1992.
- Hunter, Christine. *Ranches, Rowhouses & Railroad Flats – American Homes: How They Shape Our Landscapes and Neighborhoods*. New York and London: W.W. Norton & Company, 1999.
- Maryland Historical Trust. Vertical Files. Crownsville, MD 2008.
- Maryland State Highway Administration (SHA). *Cultural Resources Overview, U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland*. Mechanicsburg, PA. September 1996. (Prepared by KCI Technologies).
- Maryland State Highway Administration. 1999. *Identification and Eligibility Report: MD 301 Transportation Study in Charles and Prince George's Counties, Maryland*. (Prepared by EHT Tracerics, Inc.).
- Maryland State Highway Administration. 2002. *Suburbanization Historic Context and Survey Methodology: I-495 / I-95 Capital Beltway Corridor Transportation Study*. (Prepared by KCI Technologies).
- Maryland State Highway Administration (SHA). *U.S. 301 Southern Corridor – Waldorf Bypass Cultural Resources Assessment and Cultural Resources Sensitivity Model for Charles and Prince George's Counties, Maryland*. 2007 (Prepared by Parsons Brinckerhoff, Inc.).
- McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
- National Park Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: United States Department of the Interior, 1990.
- Southern Maryland Studies Center. Charles County Community College, Southern Maryland Studies Room. Vertical Files and Library. 2008.

CH-1004



FOREST PARK  
Waldorf  
Charles County, Maryland.

3. Subj. review of all the same land conveyed into design of litigation  
on 11/17/88. Applying same special rules 10/4/1999, rec. date: 1/1/01, 2/1/02, fol. 352

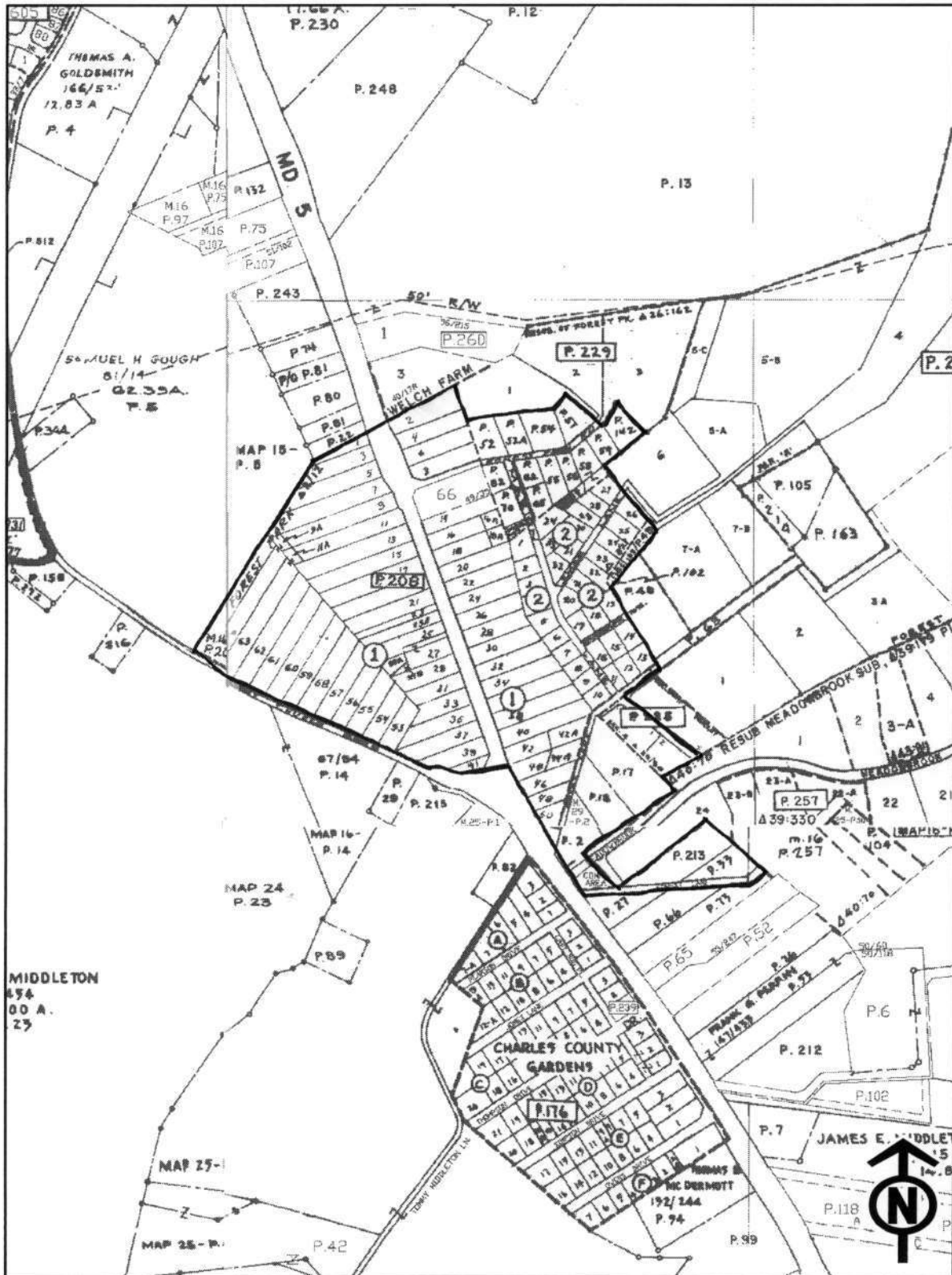
Scale 1 inch = 200 feet

Surveyed September 1<sup>st</sup> 1864  
 at Union Hill, Jefferson  
 County, Surry Co.  
 Bryanham, Md.

Sept. 13, 1944  
Homer

# Forest Park Subdivision

Charles County Tax Map

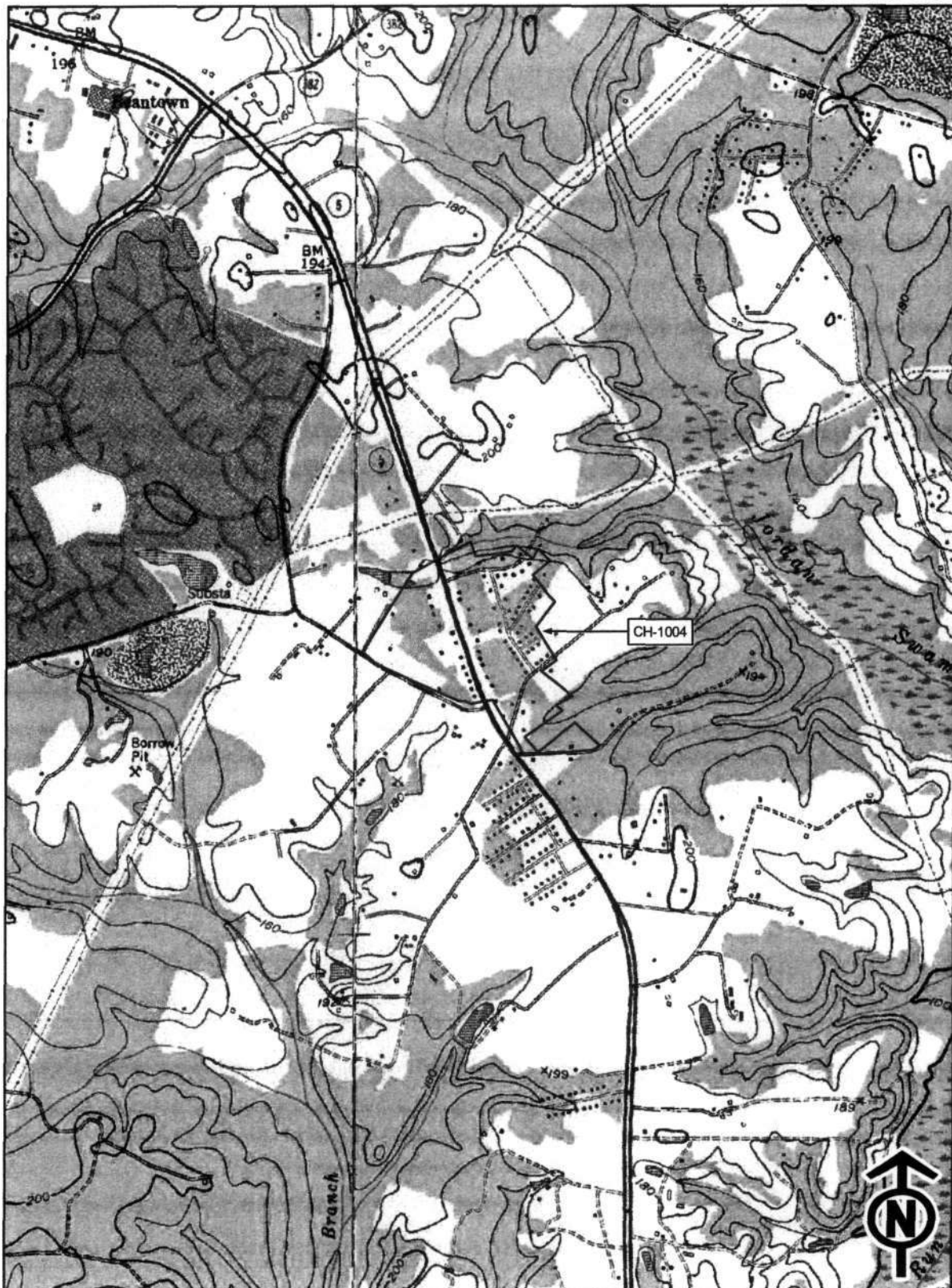


0 1,000 Feet

1:10,000

# Forest Park Subdivision

USGS Hughesville Quad



0 1,000 Feet

1:24,000





CH-1004

Forest Park Subdivision

Charles County, Maryland

Renee Novak

march 19, 2008

MD SHPO

4235 Marion Lane, NE elevation

#1 of 14



CH-1004

4215 Marion Lane (Forest Park Subdivision)  
Charles County, Maryland

René Novak

March 19, 2008

MD SHPO

4215 Marion Lane, NE elevation

#2 of 14



CH-1004

4210 Marion Lane (Forest Park Subdivision)

Charles County, Maryland

Renee Novak

March 19, 2008

MD SHPO

4210 Marion Lane, West elevation

#3 of 14





CH-1004

Forest Park Subdivision  
Charles County, Maryland

Renee Novak

March 19, 2008

MD SHPO

view looking north on Marion Lane from  
Waldorf Forest Road

#4 of 14



CH-1004

12836 Waldorf Forest Rd. (Forest Park Subdivision)  
Charles County, Maryland

Renee Novak

March 19, 2008

MD SHPO

view of 12836 Waldorf Forest Road, SE  
elevation

#5 of 14



CH-1004

12781 Forest Park Drive (Forest Park Subdivision)  
Charles County, Maryland

Rene'e Novak

March 10, 2008

MD SHPO

view of 12781 Forest Park Drive, North elevation

#6 of 14





CH-1004

12780 Forest Park Drive (Forest Park Subdivision)

Charles County, Maryland

Renée Novak

march 19, 2008

MD 54PO

view of 12780 Forest Park Drive, NW elevation

#7 of 14



CH-1004

12816 + 12827 Leman Lane (Forest Park  
Subdivision)  
Charles County, Maryland

Renee Novak

march 19, 2008

MD SHPO

view of 12816 and 12827 Leman Lane, SE  
elevations, looking southwest

#8 of 14



CH 1004

Forest Park Subdivision  
Charles County, Maryland

Renee Novak

March 19, 2008

MD SHPO

view looking north on MD 5 (Leonardtown Rd.)  
from the intersection with Renner Road

# 9 of 14





CH-1004

Forest Park Subdivision  
Charles County, Maryland

Reneé Novak

March 19, 2008

MD SHPO

view of MD 5 (Leonardtown Road), looking  
northeast from Renner Road

#10 of 14



CH 1004

4770 Leonardtown Road (MD 5) (Forest Park  
Subdivision)  
Charles County, Maryland

Renee Novak

March 19, 2008

MD SHPO

view of 4770 Leonardtown Road (MD 5), West  
elevation, looking east from Runner Road

# 11 of 14



CH-1004

Streetscape down Renner Road (Forest Park  
Subdivision)  
Charles County, MD

Reneé Novak

March 19, 2008

MD SHPO

view down Renner Road, looking southeast

#12 of 14





CH-1004

4040 Forest Lane (Forest Park Subdivision)  
Charles County, Maryland

Renee Novak

march 19, 2008

MD SHPO

view of 4040 Forest Lane, SW elevation

# 13 of 14



CH-1004

4045 Forest Lane (Forest Park Subdivision)

Charles County, Maryland

Renée Novak

march 19, 2008

MD SHPo

view of 4045 Forest Lane, SW elevation

#14 of 14